



1 Kingsley Mews, Mount Wise, Newquay, TR7 1GG

david ball
Agencies

A fantastic opportunity to purchase this well presented three bedroom townhouse at the top of Mountwise, currently operating as a lucrative holiday let. Comprising three double bedrooms, open plan living space, family bathroom, downstairs WC, and a rear enclosed garden. Boasting a principal top floor en-suite with a south facing balcony and distant countryside views. The property benefits from gas central heating, uPVC double glazing throughout, allocated parking space, EV charging point installed and nest smoke alarms and thermostat. Just a short walk to Fistral beach and to the town centre, this is the ideal property for any investor or family looking for a home by the coast. Early viewing is highly recommended.

Asking Price £395,000 Freehold

Key Features

- CHAIN FREE
- PRINCIPAL ROOM WITH BALCONY
- TOWN HOUSE
- ALLOCATED PARKING
- EV CHARGING POINT
- OPEN PLAN LIVING AREA
- REAR ENCLOSED GARDEN
- SUCCESSFUL LUCRATIVE HOLIDAY LET

LOCATION

Newquay is fastly becoming one of the most sought after destination in the UK. Located on the North Cornish coast, perched on Atlantic cliffs and bordered by 7 miles of glorious golden sandy beaches, it's easy to see why. Only a small distance away from all of Cornwall's hidden gems such as The Eden Project, St Ives famous Tate Galleries, The Lost Gardens of Heligan, Minack Theatre and the innovative Falmouth Maritime Museum. Newquay itself is also a hub for Cornish culture and adventure, whether it's going for a surf at Fistral Beach, or sitting in Rick Stein's award winning restaurant, there's plenty for you and your family to enjoy. The Houses themselves are positioned perfectly. Placed at the top of the town on Mount Wise, they are just over half a mile away from the town centre where a range of fashionable shops, bars and restaurants can be enjoyed. The same distance to Fistral Beach makes them the perfect base to explore all Cornwall has to offer.

ACCOMMODATION IN DETAIL

ENTRANCE HALL

9'8" x 3'2" max (2.96m x 0.98m max)

uPVC double glazed frosted door. Radiator. Stairs to first floor landing. Doors to subsequent accommodation.

DOWNSTAIRS WC

5'2" x 2'10" (1.59m x 0.87m)

Frosted double glazed window to front elevation. Pedestal wash hand basin with mixer tap and tiled splashback. Low level WC with dual flush. Radiator. Extractor.





LOUNGE

17'3" x 14'2" max (5.27m x 4.33m max)

uPVC double glazed window and sliding double glazed door opening into the rear enclosed garden. Radiator. Storage cupboard.

KITCHEN

9'8" x 7'2" max (2.96m x 2.19m max)

uPVC double glazed window to front elevation. Modern fitted kitchen to include a range of wall base and draw units with oak square edge work surfaces over. In set stainless steel sink with mixer tap. Integrated appliances to include; washing machine, under counter fridge; freezer, and electric oven with four ring electric hob and stainless steel extractor hood above.

FIRST FLOOR LANDING

11'0" x 3'0" max (3.37m x 0.92m max)

Stairs to second floor landing. Radiator. Storage cupboard housing the immersion tank. Doors to subsequent accommodation.

BEDROOM TWO

14'2" x 8'3" max (4.32m x 2.52m max)

Two uPVC double glazed windows to rear elevation. Radiator.

BEDROOM THREE

14'2" x 11'3" max (4.33m x 3.43m max)

uPVC double glazed windows to front elevation. Radiator.

FAMILY BATHROOM

14'2" x 11'3" max (4.33m x 3.43m max)

Single panel bath with mixer tap and mains overhead shower above. Wall mounted wash hand basin with mixer tap. Low level WC with dual flush. Extractor. heated towel rail. Partially tiled walls.

SECOND FLOOR LANDING

uPVC full height double glazed window.

PRINCIPLE BEDROOM

18'1" x 10'10" max (5.53m x 3.32m max)

uPVC double glazed floor to ceiling windows and door opening out to the balcony. Radiator. Lockable storage cupboard.

BALCONY

14'2" x 5'10" max (4.34m x 1.79m max)

Glass panels with stainless steel balustrades.

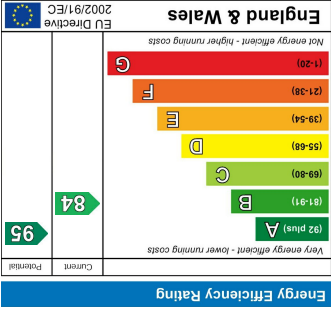
EXTERNALLY

Rear enclosed garden laid mainly with patio slabs and premium astro turfed area. Electrically secure key coded gate. EV charging point located within the parking bay. Heated outdoor shower.

AGENTS NOTE

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

COUNCIL TAX BAND - C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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